







903/19 Marcus Clarke Street, City

77sqm's of luxury living with water views.

1 2 1

FOR SALE
$579,000+

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

AGENTS
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AGENCY
LJ Hooker Canberra City
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You will NOT find a larger one-bedroom apartment at this price point, owner very keen to consider genuine offers so please do yourself a favor, come along to see it in person, you will fall in love!

Positioned in the heart of vibrant Acton, this beautifully appointed one bedroom apartment delivers the perfect balance of luxury, lifestyle, and convenience. Whether you're a first home buyer, or looking to downsize without compromise, this sophisticated residence offers an outstanding opportunity to secure a premium address in one of Canberra's most sought-after locations.

Designed with modern living in mind, the apartment showcases a spacious open plan layout filled with natural light and complemented by tranquil water views. The generous living and dining area flows effortlessly onto a private balcony the ideal setting for your morning coffee, evening wine, or entertaining friends in style.

The oversized bedroom features built-in robes and is serviced by two sleek, contemporary bathrooms, offering both comfort and practicality rarely found in a one bedroom residence. Finished to a high standard throughout, the home also includes ducted heating and cooling,

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

secure basement parking, intercom access, and exclusive use of a fully equipped residents' gym.

Enjoy the unbeatable lifestyle that comes with living in Acton. Stroll to the shores of Lake Burley Griffin, explore nearby cultural attractions, enjoy the thriving café and dining scene, or take advantage of the close proximity to Australian National University and the Canberra CBD.

Stylish, low-maintenance, and superbly located, this is urban living at its finest. Opportunities like this are rare.

Property Features:

- Prime location in the heart of Acton
- Beautifully appointed one bedroom apartment
- Spacious open plan living and dining area
- Abundant natural light throughout
- Peaceful water views
- Private balcony ideal for entertaining or relaxing
- Oversized bedroom with built in robes
- Two sleek contemporary bathrooms
- High quality finishes throughout
- Ducted heating and cooling
- Secure basement parking
- Intercom access for added security
- Exclusive residents' gym facilities
" Moments from Lake Burley Griffin
" Close to cafés, restaurants, and cultural attractions
- Convenient access to Australian National University
- Minutes to Canberra CBD
- Ideal for first home buyers or downsizers
- Stylish, low-maintenance lifestyle opportunity
- Prestigious address in a highly sought-after location

Internal Living: 77m2
Balcony Size: 6m2
Rates: $1,686.94 p.a (approx.)
Body Corporate: $1,262.55 p.q (approx.)
Land Tax: $2,041 p.a (approx.)
EER: 6.0

Disclaimer:
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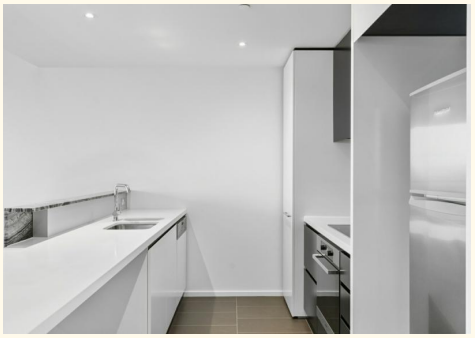
Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER ★★★★★★

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MORE DETAILS

Property ID	2FP5FHK
Property Type	Apartment
EER	6
Including	Ducted Cooling
	Ducted Heating
	Intercom
	Balcony
	Gym
	Dishwasher
	Built-in-Robes
	Secure Parking







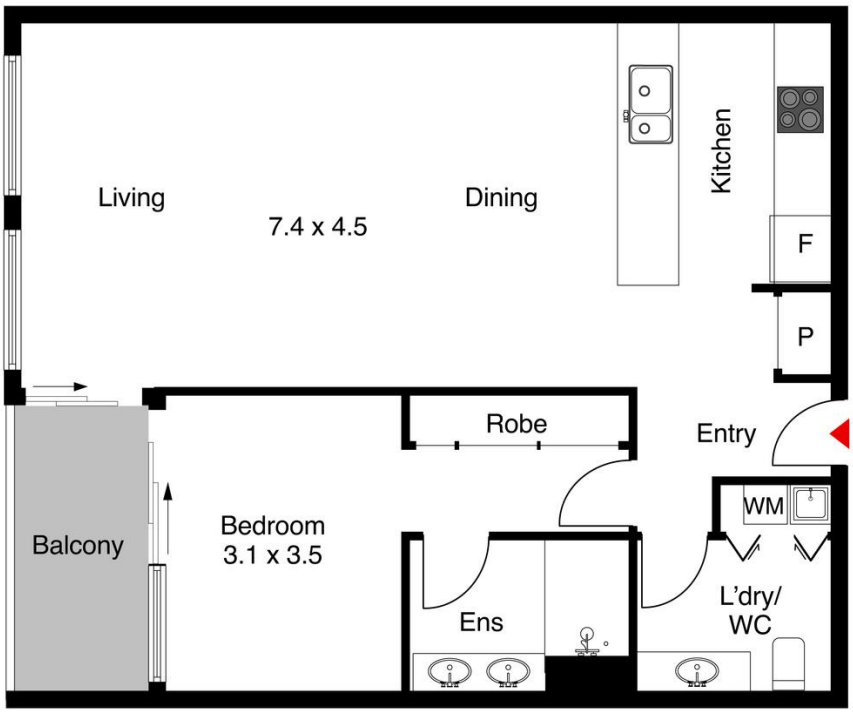




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The floor plan plan not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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